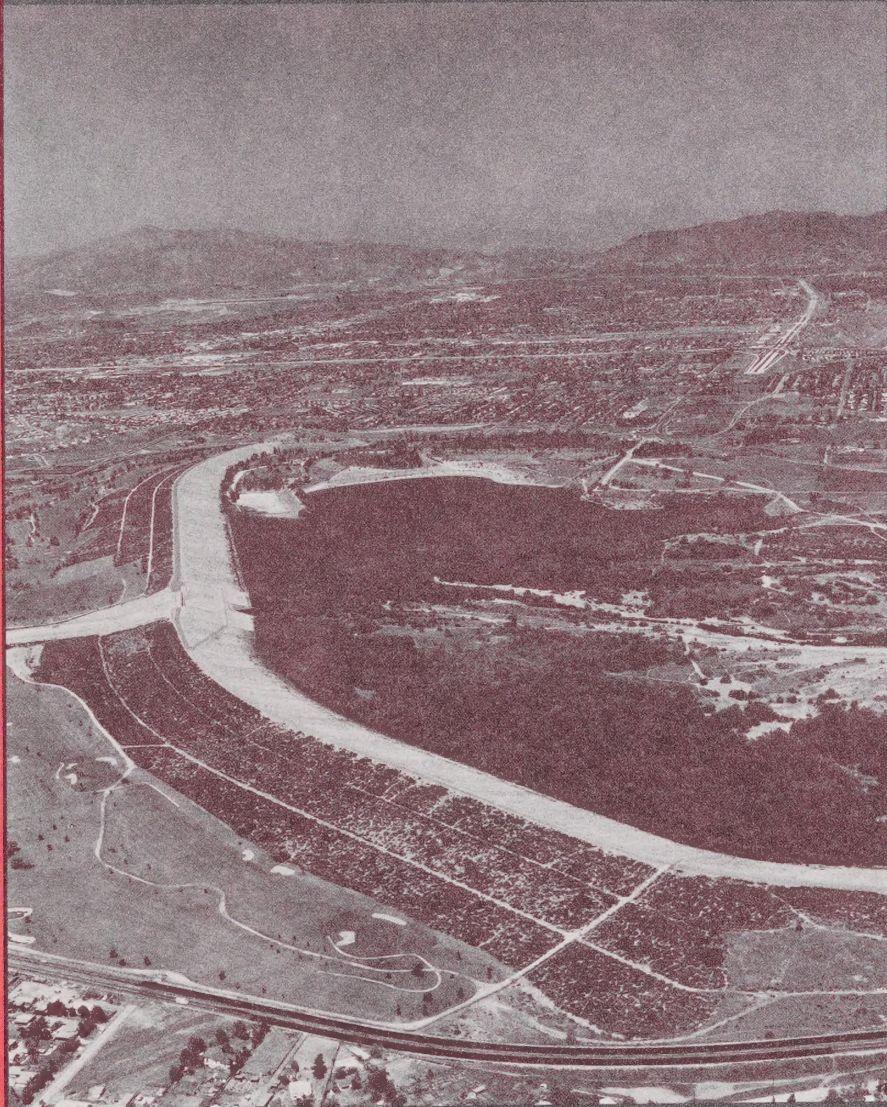


8/21/5

ARLETA-PACOIMA PLANS



A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES

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Note: This map may not reflect recent Plan amendments because it is revised and reprinted less frequently. For information on Plan amendments recently enacted by the Periodic Plan Review program and by other Planning Department Divisions, refer to the amendment list at the front of this booklet and to the individual Plan map pages in this booklet, which are updated annually.

PLAN LAND USE • Arleta-Pacoima

(See Plan booklet for Plan information)

Department of City Planning, Los Angeles, Ca., Melanie S. Fallon, Director

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December 1990



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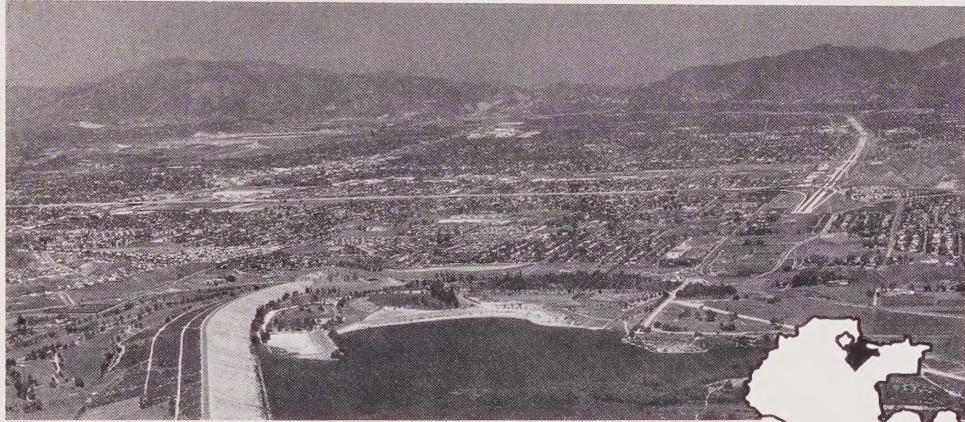


TABLE OF CONTENTS

Plan Amendments Date Log

A. Community Plan

1. Generalized Land Use Map
2. Generalized Circulation Map
3. Text *
4. Plan Maps

B. Future Expansion

* This Document is a reformat of the District Plan as it formerly appeared in the Broadside format. The Maps reflect the Broadside subsequently amended by the General Plan Consistency Program (AB283), Periodic Plan Review and any other amendments. The Text is essentially the same as the originally adopted Plan.

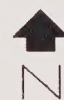
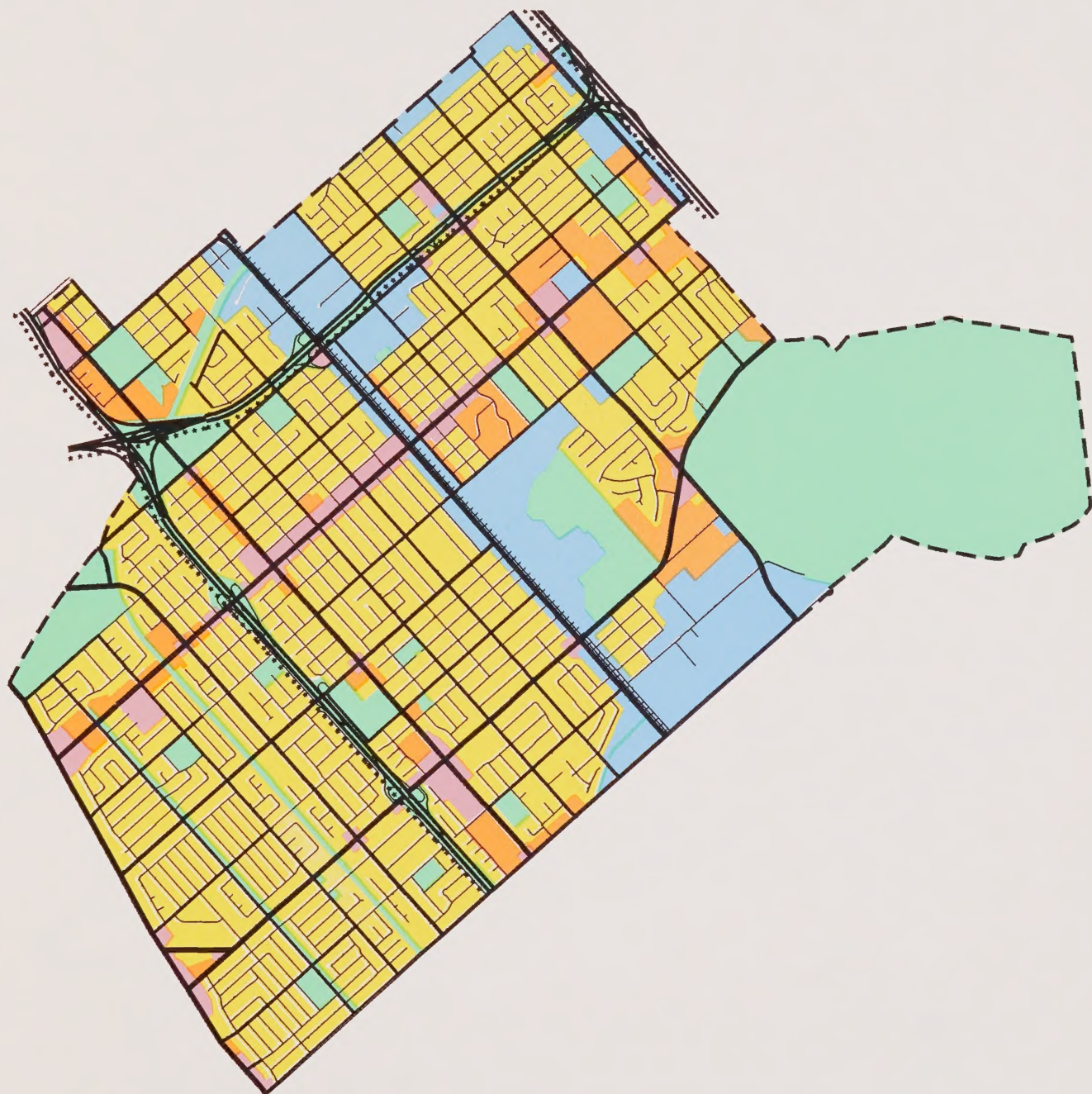
ARLETA - PACOIMA
PLAN

Adopted by City Council
C.F. 74-4140
June 25, 1976

Subsequent Amendments Adopted by City Council

[illegible]

* For your convenience, we have provided this space to record updated plan amendments as they are adopted by City Council.



NOT TO SCALE

ARLETA-PACOIMA
GENERALIZED LAND USE



ARLETA - PACOIMA GENERALIZED CIRCULATION

ARLETA-PACOIMA DISTRICT PLAN

The Arleta-Pacoima District Plan is a part of the General Plan of the City of Los Angeles. It consists of this text and the accompanying map.

PURPOSES

USE OF THE PLAN

Notwithstanding any other language herein, this Plan does not commit the City to initiate any program or expend any funds for such programs as may be suggested.

The purpose of the District Plan is to provide a guide to the future development of the District for the use of the City Council, the Mayor, the City Planning Commission; other concerned governmental agencies; residents, property owners, and businessmen of the District; and private organizations concerned with planning and civic betterment. For the Council, the Mayor, and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various city development matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation, and services that will encourage and contribute to the economic, social, and physical health, safety, welfare, and convenience of the District within the larger framework of the City; guide the development, betterment, and change of the District to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentialities and limitations, land development and other trends; and protect investment to the extent reasonable and feasible.

The Plan suggests approximate locations and dimensions for land use. Development may vary slightly from the Plan.

The Plan is not an official zone map, and while it is a guide, it does not imply any implicit right to a particular zone or to the land uses permitted therein. Changes of zone are considered under a specific procedure established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein. Inasmuch as the Plan shows land uses projected as much as 20 years into the future, it suggests conditionally more land in some areas for different zones and land uses than may be desirable for many years.

This Plan is subject to review and amendment within five years to reflect changes in circumstances.

OBJECTIVES OF THE PLAN

1. To coordinate the development of the District with that of other parts of the City of Los Angeles and the metropolitan area.
2. To suggest lands at appropriate locations for the various private uses, in the quantities and at densities proposed to accommodate housing as required to satisfy the varying needs and desires of all economic segments of the District.
3. To encourage the development of the District in accordance with the General Plan of the City of Los Angeles.
4. To encourage preservation of well-maintained, single-family neighborhoods and rehabilitation of deteriorated housing.
5. To promote economic well-being and public convenience through:
 - a. Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on sound planning principles and standards.
 - b. Designating land for industrial development that can be so used without substantial detriment to adjacent uses of other types, and suggesting restrictions on the types and intensities of industrial uses as are necessary to this purpose.
 - c. Encouraging employment for residents of the District within their own community and transportation facilities to serve residents employed in adjacent communities.
6. To propose a basis for the location and programming of public services and utilities, and to coordinate the phasing of public facilities with private development.
7. To propose a circulation system coordinated with land uses and densities, for the purpose of accommodating traffic; and to encourage the expansion and improvement of the public transportation system.
8. To prevent or minimize detriment to the physical environment, and to improve the visual environment of the District through proper land planning.
9. To encourage the preservation of open space, giving due consideration to private property rights; and to encourage development of recreational areas for the enjoyment of both local residents and persons throughout the Los Angeles region, when funds are available and commensurate with other provisions of this Plan.
10. To encourage the reduction of noise.

POLICIES

The District Plan has been designed to accommodate the anticipated growth in population of the District to the year 1990. The Plan does not seek to promote or hinder growth; rather it accepts the likelihood that growth and change will take place and must be provided for.

The Plan encourages the preservation and protection of low-density residential areas, the conservation of designated open space lands, the preservation and strengthening of District facilities, and the provision of industrial lands to provide employment opportunities for residents and an adequate economic base for the District.

LAND USE

Housing

Standards and Criteria:

Residential areas having zones permitting densities in excess of those designated on the Plan may be reclassified to more appropriate zones.

On-site open space and usable recreation areas are encouraged.

For any particular development, the intensity of land use and the density of the population which can be accommodated thereon should be substantially limited in accordance with the following criteria:

- a. The adequacy of the existing and assured street circulation system, both within the area and in peripheral areas.
- b. The availability of public service facilities and public utilities.
- c. The steepness of the terrain, the geology of the area, and the seismic characteristics.
- d. The compatibility of proposed developments with existing adjacent developments.
- e. The Low-Medium II Density range is limited to the RD2 Zone.
- f. Encourage the utilization of pre-fabricated single-family homes as a method of providing affordable housing while preserving and enhancing the low density residential character of the community.
- g. Encourage the development of senior citizen housing.
- h. Encourage owner occupied housing by conditioning the

development of multiple-residential units as condominiums where appropriate via the zone change process.

- i. Encourage the utilization of innovative construction and land use methods to help increase the supply of lower cost housing while preserving and enhancing the low-density residential character of the community.
- j. Move-on housing should be designed and located to enhance or be compatible with the surrounding community.

Use of the "cluster concept" and the Residential Planned Development District is encouraged, where appropriate, for new residential development in hillside areas, in order to use the natural terrain to the best advantage, minimize the amount of grading required, and provide more recreation land and open space. However, development by conventional subdivision shall be precluded. The cluster concept is defined as the grouping of residential structures on portions of the site while retaining a large area in its natural state or in a park-like setting. Density patterns indicated on the Plan Map may be arranged to facilitate cluster developments provided that the total number of dwelling units indicated in any development is not increased.

Features:

The Plan proposes that the low-density residential character of the District be preserved and enhanced, and that predominantly single-family residential neighborhoods be protected from encroachment by other types of uses where possible.

Within neighborhoods, major and secondary highways and collector streets should be designed to prevent through traffic on local streets.

The District Plan seeks to encourage an increase in single-family home ownership.

Through proper land use planning, the Plan encourages the rehabilitation and/or rebuilding of deteriorated single-family homes for the same use.

In minimum-density areas, the amount of earth moved in grading operations should be limited and closely controlled.

Additional low and moderate-income housing is needed in all parts of the City. Housing should be made available to all persons regardless of social, economic, and ethnic backgrounds to the extent possible.

The proposed residential density categories and their capacities are:

Densities	Dwelling		% of		% of
	Units Per	Gross Acres	Resid. Land	Pop. Capacity	Pop. Capacity
Very Low	1 + to 3	100	2.3	1,360	1.4
Low	3 + to 7	3,689	86.5	69,501	72.6
Low Med. I	7 + to 12	136	3.2	4,485	4.7
Low Med. II	12 + to 24	296	7.0	17,180	18.0
Medium	24 + to 60	44	1.0	3,080	3.3
TOTALS	4,265	100.0	95,606	100.0	

*Gross acreage includes streets.

Commerce

Standards and Criteria:

The commercial lands (including associated parking) designated by this plan to serve suburban residential areas are proposed to be adequate in quantity to meet the needs of the population projected to the year 1990.

Features:

The Plan proposes approximately 281 acres of commercial and related parking uses.

The Pacoima Community Business District should serve as the focal point for shopping, civic, and social activities of the community. The business district could contain professional offices, small department stores, restaurants and entertainment facilities. Medium and Low-Medium density apartments are proposed to be located nearby.

Neighborhood shopping areas are located throughout the District to serve daily shopping needs of residents.

The Arleta business district along Woodman Avenue, which includes specialized shops, small department stores, restaurants and entertainment facilities, serves as the focal point of shopping and civic activities of that community.

It is the intent of the Plan that the Community Commercial designation at the northerly corner of the intersection of Glenoaks and Van Nuys Boulevards be restricted to commercial uses only.

Plan designations do not preclude the establishment of neighborhood commercial uses if deemed necessary to support increased residential development. Any existing commercial zone or zone which may be enacted to permit such commercial use. If subsequently utilized for multiple housing use (as permitted by the Planning and Zoning Code) shall be limited to the maximum density permitted by the RD2 Zone.

Industry

Standards and Criteria:

Industrial lands are located on a citywide basis without regard to the boundaries of individual communities or districts, under the general principle that such employment should be available within a reasonable commuting distance from residential locations.

Features:

The Plan suggests approximately 644 acres of land for industrial uses.

The MR zones should be considered for application to designated industrial lands wherever possible, as a means of preventing the use of these lands for commercial developments, and to protect adjacent residential properties through required landscaping and building setbacks wherever appropriate.

Wherever possible, industrial uses should be concentrated in industrial parks. The Plan also recommends that measures be taken to attract industry into the District which would utilize the available labor force living in the District.

Industrial development in Pacoima should provide employment opportunities for community residents.

In general, parking areas should be located at the peripheries of industrial sites in order to serve as buffers and should be separated from adjacent private and public uses of other types by a wall and (especially in the case of residences) a landscaped setback.

CIRCULATION

Highways

Standards and Criteria:

Highways and local streets shown on this Plan should be developed in accordance with the Highways and Freeways Element of the General Plan and standards and criteria contained in the City's Standard Street Dimensions except where environmental issues and planning practices warrant alternative standards consistent with street capacity requirements.

Major and secondary highways should have adequate street lighting. Through traffic on local streets within neighborhoods should be discouraged. Street, highways and freeways, should be designed and improved to be in harmony with adjacent development and to facilitate driver and passenger orientation.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon the eventual development of appropriate transportation facilities. Transportation facilities adequate to serve each development should be assured prior to the approval of zoning permitting intensification of land use, in order to avoid congestion and assure proper development.

Features:

The Plan incorporates and amends the Highways and Freeways Element of the Los Angeles General Plan. Collector streets are shown to assist traffic flow toward major and secondary highways.

Public Transportation

Improved bus service should be encouraged to more directly connect residential areas with jobs, shopping, and public facilities, and with other communities in the region.

Bikeways

A system of recreation-oriented bikeways is suggested for the District. It is anticipated that these would serve both transportation and recreational purposes.

SERVICE SYSTEMS

Standards and Criteria:

The public facilities shown on the Plan should be developed in substantial conformance with the standards for need, site area, design, and general location expressed in the Service System Element of the General Plan.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon substantial compliance with the standards contained in the Service System Element of the General Plan. No increase in density shall be effected by zone change or subdivision unless it is determined that such facilities are adequate to service the proposed development.

The Plan suggests three standard types of parks, based on 1990 projected needs:

1. **Neighborhood Recreational Sites:** 1 acre per 1,000 residents; minimum site size - 5 acres; service radius - 1 mile;
2. **Community Recreational Sites:** 1 acre per 1,000 residents; minimum site size - 15 acres; service radius - 3 mile; and
3. **Regional Recreational Sites:** These facilities provide

specialized recreational activities such as golf courses, tennis courts, campgrounds and museums, which normally serve people living throughout the City.

Features:

Recreation: The Plan proposes three new neighborhood parks and two new community parks, as well as mini-parks. Power line and flood control right-of-way may be used for recreational and open space purposes with the consent of the appropriate agency. Hansen Dam Park should be developed as a regional recreational facility and equestrian center. A system of equestrian trails is proposed to connect Hansen Dam Park with nearby horsekeeping areas.

Schools: The Public Schools Element by the General Plan indicates that no new school sites are planned within the District. The Plan proposes dual use of school facilities for the general public after hours and on weekends. Schools grounds should be landscaped for lawns, where feasible, so as to facilitate after-hour recreational use. School recreational facilities should be made available to general utilization.

Senior Citizen Facility: A major Senior Citizens Multi-purpose Center should be developed in the Pacoima Community.

PROGRAMS

These programs propose a framework for guiding development of the Arleta-Pacoima District in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place during the initial five years following adoption of the Plan. The described actions will require the use of a variety of implementation methods.

I. Public Improvements

A. Circulation

To facilitate local traffic circulation, relieve congestion and provide mobility for all citizens, the following are proposed:

1. Continued development of the highway and street system.
2. Continued planning of and improvements to the public transportation system for the District, by the Southern California Rapid Transit District.
3. Continued planning and development of bikeways for transportation and recreational uses.
4. Continued planning and development of equestrian

trails.

B. Recreation, Parks and Open Space

Addition, expansion and/or improvement of needed local parks throughout the District should be accelerated, where feasible. A system of equestrian trails should be established.

C. Housing

The quality and maintenance of housing in certain areas of the District are in need of improvement. Maintenance of existing housing and upgrading of deteriorating housing should be encouraged through:

1. The City's Code Enforcement Program and the Federally Assisted Code Enforcement (FACE) program, to keep housing up to standards, and similar state programs when they become available.
2. Cooperative joint public and private fixup, cleanup and maintenance projects on selected neighborhoods blocks.
3. Use of special revenue-sharing funds for private housing and neighborhood improvements.
4. A program to make public and private funding available to assist low and moderate-income families in buying and/or rehabilitating existing single-family housing should be initiated immediately.

D. Service Systems

1. The development of public facilities should be sequenced and timed to provide a balance between land use and public services. Where possible, new power lines should be placed underground and the program for the undergrounding of existing lines should be continued and expanded.
2. Pacoima Elementary School has a serious over-enrollment problem. A study should be initiated immediately to determine the most feasible method reducing the enrollment, considering adjustment of school service area boundaries as the first step. This study will receive highest priority upon approval of the Plan.
3. A program utilizing existing school facilities for job training, adult education and vocational and educational counseling should be instituted.
4. A program of medical services to provide additional clinical services, space, and equipment should be initiated by the Los Angeles County Health Department

to meet the needs of the District.

5. An inventory-of-needs program for the district should be initiated by City and County legislative bodies. This would identify the needs of the district (physical, social, economic, health, cultural) so that government resources may be directed to meet these needs.

II. Private Participation

Citizen groups are encouraged to undertake private actions for district wide improvements, such as:

- A. Sponsoring cleanup and beautification programs, which should include a landscaping program along railroad rights-of-way, to improve the general environment.
- B. Continued participation in the district by those private groups and public agencies that provide legal, medical, dental, mental health, counseling, job training, and senior citizen services to residents.
- C. Initiation by property owners and merchants of programs to increase off-street parking facilities serving shopping areas.
- D. Promoting street tree planting programs in commercial areas.
- E. Employment: New industries should employ a percentage of new employees from the immediate community and establish on-the-job training and counseling programs for such employees.

III. Zoning Actions

Zoning is the primary legal tool by which the development of private property can be directed toward the implementation of the Plan. Two distinct situations are involved:

- A. The City may initiate redesignations to zones appropriate to the Plan.
- B. Property owners, under the procedures established by the Los Angeles City Charter and the Los Angeles Municipal Code, may apply for a change of zone.

IV. Future Studies

- A. It is suggested that a future study be undertaken to improve the appearance, and to consider possible expansion, of the Community Business District in Pacoima.

Such study and/or Specific Plan for the Pacoima Business District should be undertaken in cooperation with the local chamber of commerce, businessmen and other

interested community groups to determine: what businesses are needed and economically viable; what modifications in existing businesses and services are possible; and what approaches to the redevelopment of the deteriorating portion of Van Nuys Boulevard between Laurel Canyon and Borden Avenue are needed. This study should include means for attracting private and public funds for construction of new attractive businesses and commercial and cultural facilities such as shops, theaters, restaurants and a neighborhood shopping plaza.

- B. Consideration should be given to the Whiteman Airport and Jessup Park area for the permanent location of a future community college in the Northeast Valley. Also, if the college is located there, a community center and a major Senior Citizen's Multi-purpose

Center should be developed in conjunction with the college. If the college is not located there, the City should investigate the airport's present and future impact on the surrounding community. The City should endorse all efforts by involved agencies to minimize detrimental effects of airport operations.

- C. A study of the implementation of the Amended Plan should be made either three years after its adoption, or following the development of 2,000 multiple residential dwelling units starting with the date of adoption, whichever comes first. The purpose of this study will be to ensure that enough job opportunities, commercial development and recreational facilities exist to support the increased development of the area.

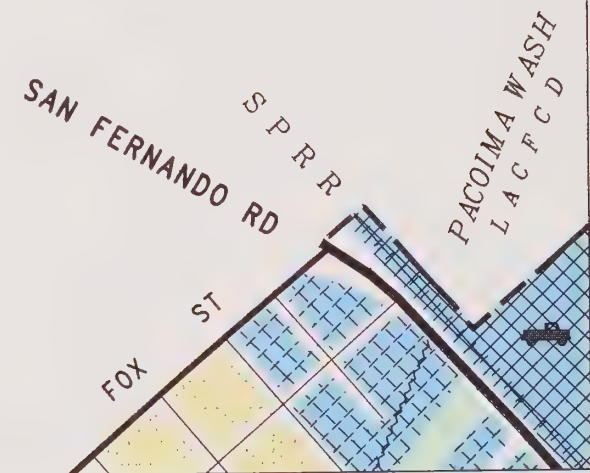


ARLETA-PACOIMA
INDEX MAP



NOT TO SCALE 12/90

CITY OF
SAN FERNANDO



CITY OF
SAN FERNANDO

SYLMAR
COMMUNITY

SYLMAR
COMMUNITY

LOS ANGELES
COUNTY

GLENOAKS BLVD

BORDEN

DRONFIELD

FWY

ST

SIMI VALLEY

SAN FERNANDO
PAXTON

FILMORE

AVE

ST

AVE

VAN NUYS
BLVD

FOOTHILL
BLVD

FWY

HERRICK AVE

BRADLEY
AVE

VAUGHN

SEE MAP 213P149

SEE MAP 213P165

LOS ANGELES COUNTY

SEE MAP 213P157

FILMORE ST

FOOTHILL

VAN NUYS BLVD

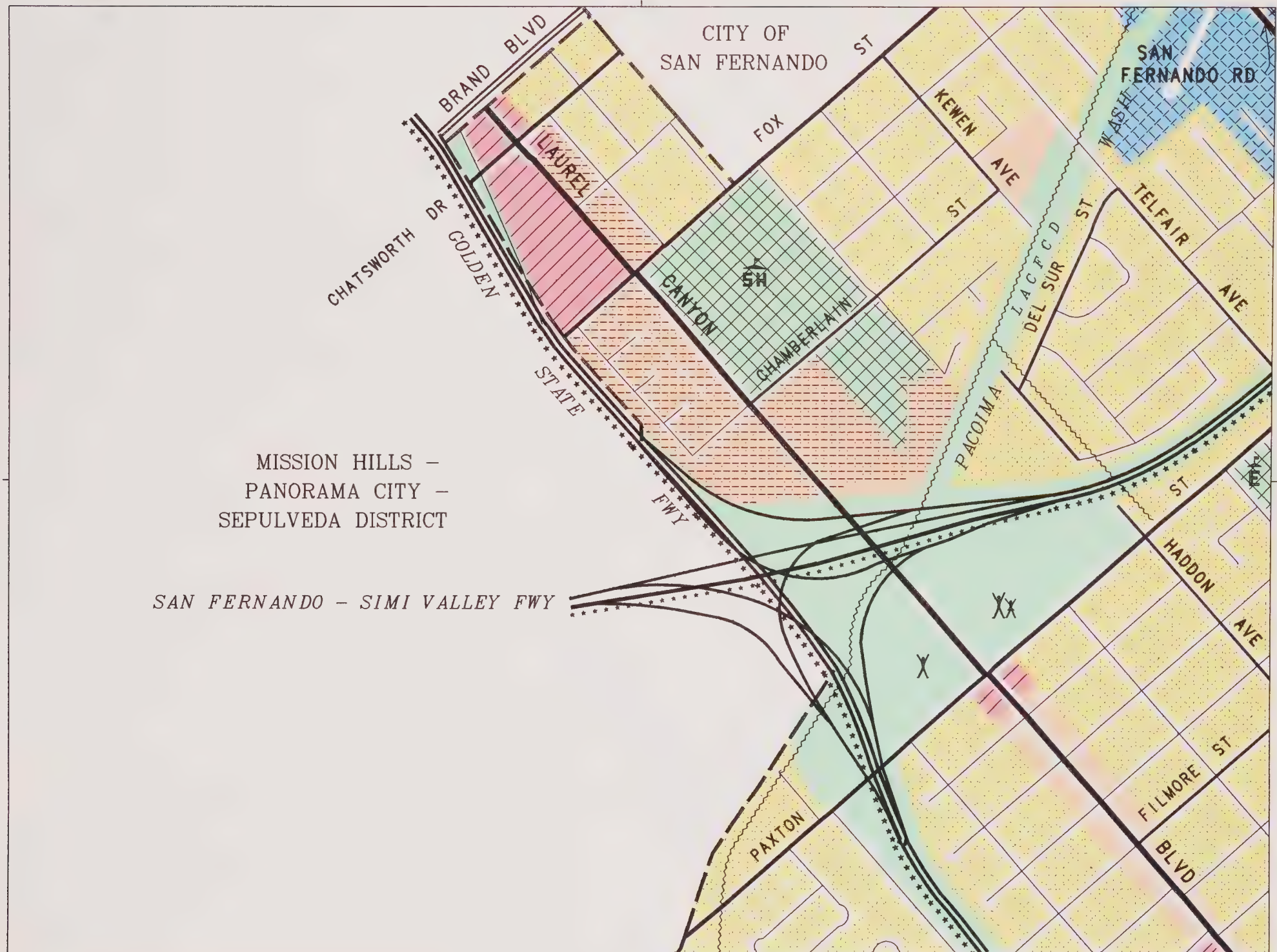
FWY

FOOTHILL BLVD

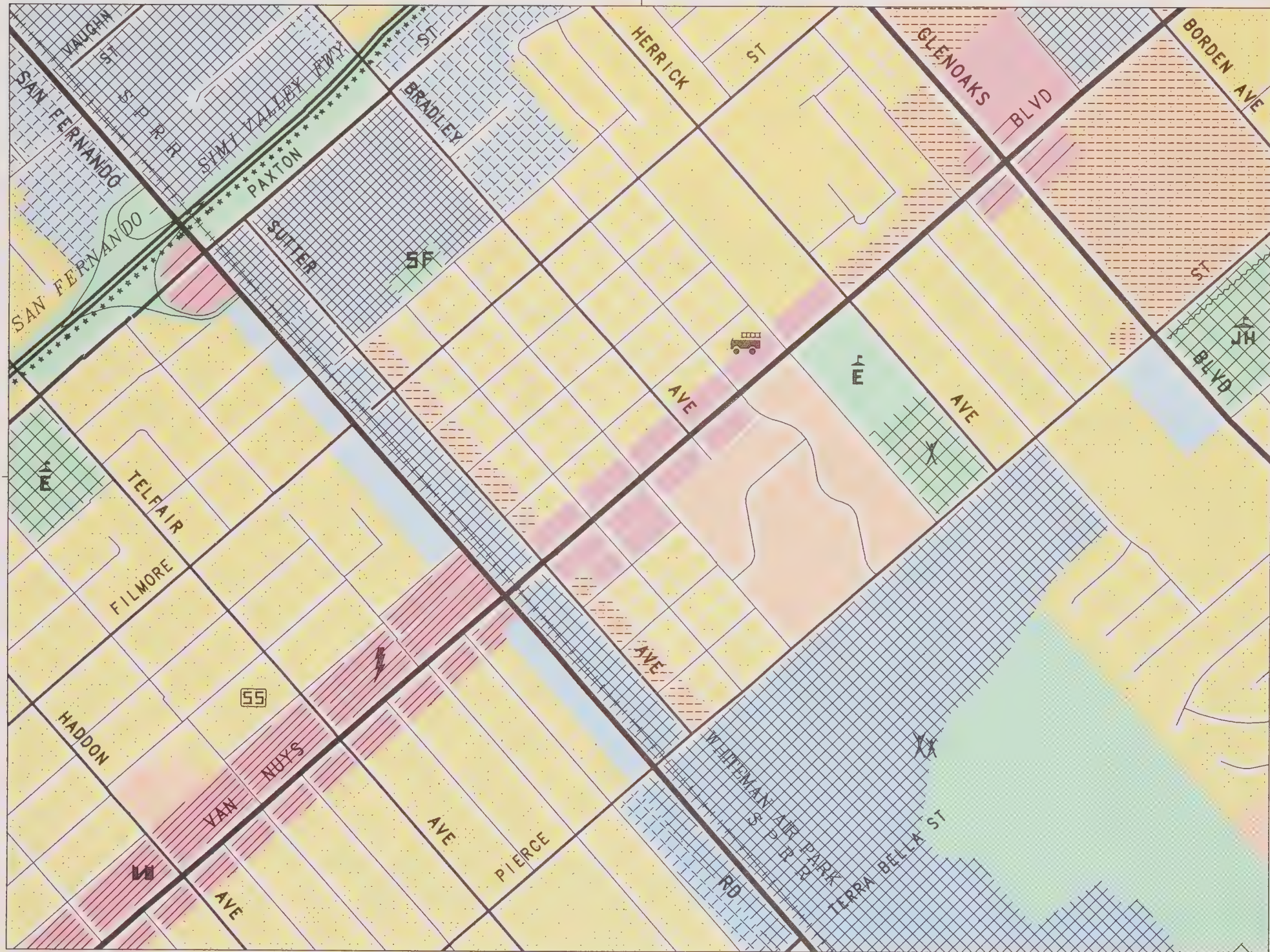
PIERCE ST

DRONE FIELD
AVE

SUNLAND - TUJUNGA -
LAKE VIEW TERRACE -
SHADOW HILLS DISTRICT

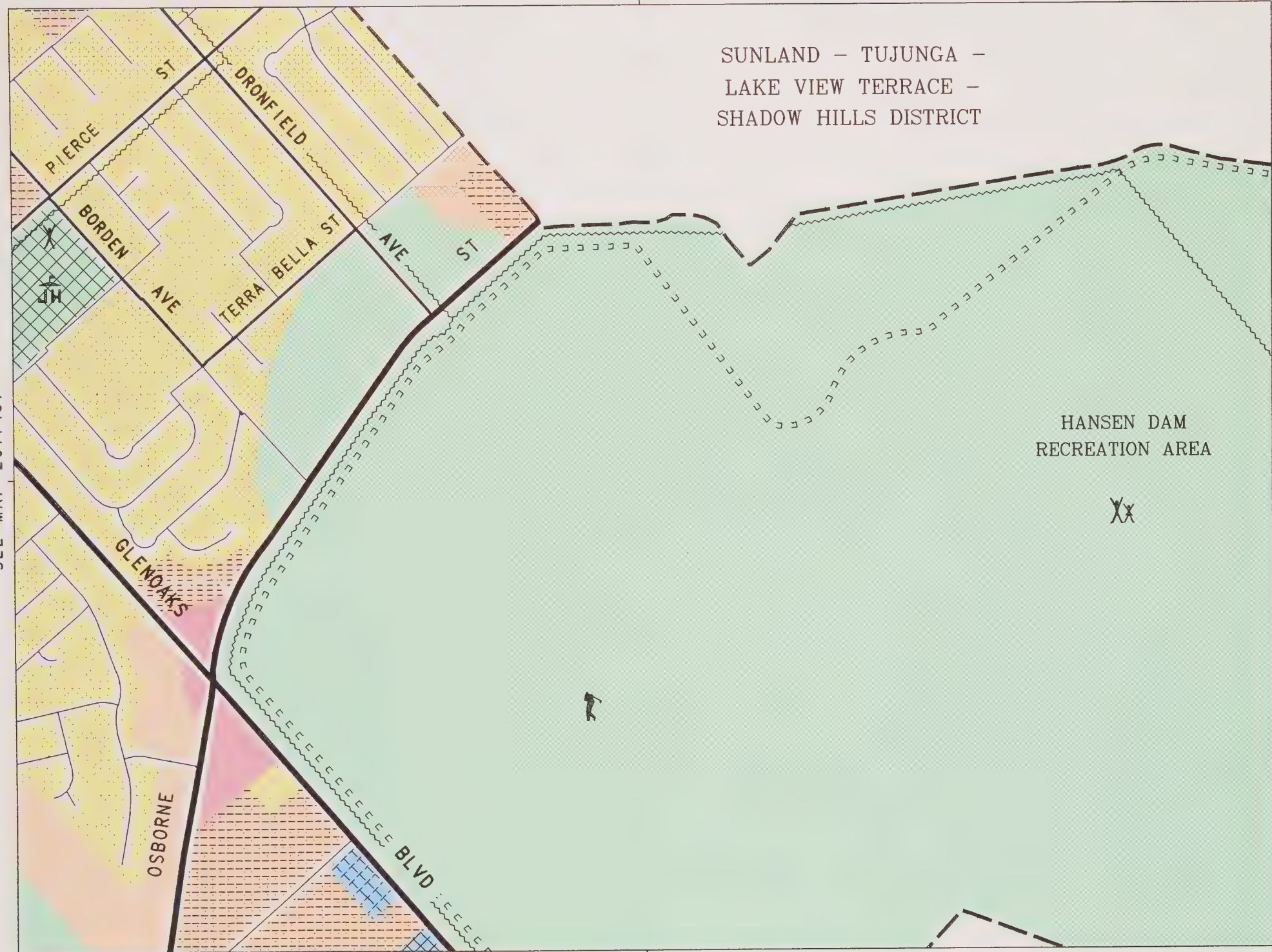


SEE MAP 207P149



SEE MAP 207P165

SEE MAP 207P157



SEE MAP 207P173

SEE MAP 207P165

HANSEN DAM
RECREATION AREA



SUNLAND - TUJUNGA -
LAKE VIEW TERRACE -
SHADOW HILLS DISTRICT

SEE MAP 201P149



SEE MAP 201P165

SEE MAP 201P157

SEE MAP 201P173



SUN VALLEY COMMUNITY

SEE MAP 201P165

MISSION HILLS -
PANORAMA CITY -
SEPULVEDA DISTRICT

WOODMAN
TERRA BELLA ST

KAGEL CANYON ST

OSBORNE ST

MONTAGUE ST

CHASE ST

CANTERBURY

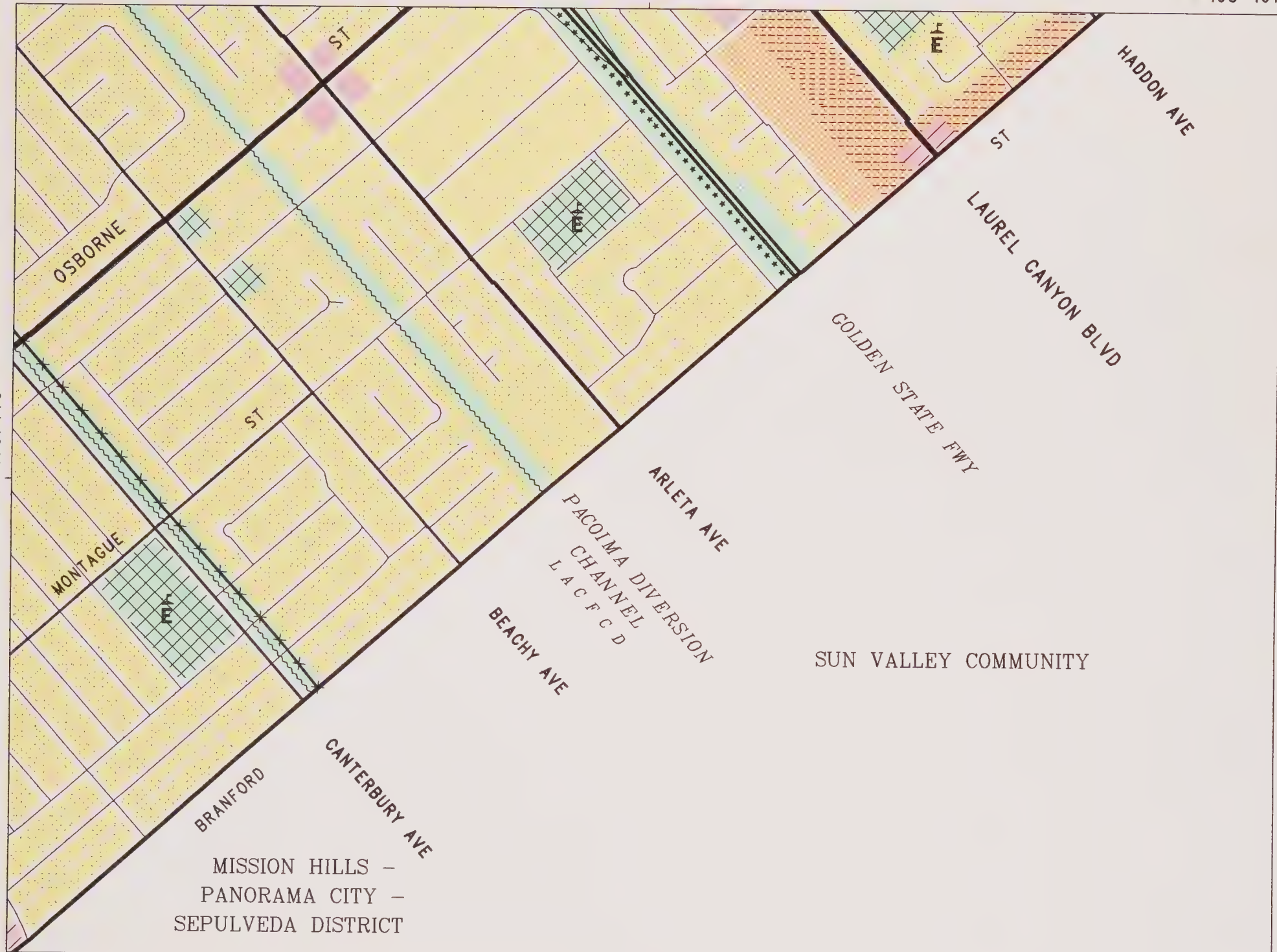
BEACHY AVE

NORDHOFF ST



SEE MAP 195P157

SEE MAP 195P149



WOODMAN AVE

BRANFORD AVE

MISSION HILLS -
PANORAMA CITY -
SEPULVEDA DISTRICT

SEE MAP 189P157

BRANFORD AVE

MISSION HILLS -
PANORAMA CITY -
SEPULVEDA DISTRICT

SEE MAP 189P149






- ## LAND USE

CIRCULATION

SERVICE SYSTEMS²

RESIDENTIAL




SCHOOLS

LOW DENSITY	CORRESPONDING ZONES	MULTIPLE FAMILY	CORRESPONDING ZONES
	VERY LOW RE20, RA, RE15, RE11		LOW MEDIUM I R2, RD5, RD4, RD3
	LOW RE9, RS, R1, RD6		LOW MEDIUM II RD2, RD1.5
			MEDIUM R3

	Scenic Freeway ³
	Major Highway
	Secondary Highway
	Collector Street
	Local Street ³
	Equestrian Trail
	Bikeway ⁴
	Railroad











E	Elementary School
JH	Junior High School
SH	Senior High School
EJH SH	Private School

RECREATIONAL SITES


 Neighborhood Park
 Community Park
 Regional Park
 Golf Course - Public


COMMERCIAL

INDUSTRIAL

	LIMITED	C1.5, CR, C1, P(HD1VL)		COMMERCIAL	CM, P
	HIGHWAY	C1.5, C2, C1, CR, P(HD1VL)		MANUFACTURING	M1, MR1, P
	ORIENTED	C1.5, C4, C2, C1, CR, P(HD1VL)		LIMITED	M2, MR2, P
	NEIGHBORHOOD	C1.5, C4, C2, CR, P, PB(HD1VL)		LIGHT	M3, P
	COMMUNITY			HEAVY	

OPEN SPACE, PUBLIC/
QUASI-PUBLIC

 OPEN SPACE ⁵

 PUBLIC/QUASI-PUBLIC ⁶

ADMINISTRATIVE BOUNDARY

— — — City/County Boundary
— — — Community Boundary







UTILITY LINE

 Transmission Line

NOTES:

☐ Proposed²

OTHER FACILITIES

	Community Library
	Fire Station
	Police Station
	Power Receiving Station
	Power Distribution Station
	Social Service
	Maintenance Yard
	Skill Center



SUMMARY OF LAND USE

LAND USE HOUSING	DWELLING UNITS ¹ PER GROSS ACRE	CORRESPONDING ZONES			
Very Low	1+ to 3	RE20, RA, RE15, RE11	Single Family Residential Total Acres	3,789	
			% of Total Area	62.3	TOTAL HOUSING
Low	3+ to 7	RE9, RS, R1, RD3	Dwelling Unit Capacity	17,489	Total Acres
Low Medium I	7+ to 12	R2, RD5, RD4, RD3	Population Capacity	70,861	% of Total Acre
					Dwelling Unit Capacity
Low Medium II	12+ to 24	RD2, RD1.5	Multiple Family Residential Total Acres	476	Population Capacity
			% of Total Area	7.8	
Medium	24+ to 40	R3	Dwelling Unit Capacity	10,704	
			Population Capacity	24,745	
COMMERCE					
Limited		C1.5, CR, C1, P, (HD1VL)	Total Acres	12	TOTAL COMMERCE
			% of Total Area	0.2	Total Acres
Highway Oriented		C1.5, C2, C1, CR, P, (HD1VL)	Total Acres	48	% of Total Area
			% of Total Area	0.8	
Neighborhood		C1.5, C4, C2, C1, CR, P, (HD1VL)	Total Acres	159	
			% of Total Area	2.6	
Community		C1.5, C4, C2, CR, P, PB, (HD1VL)	Total Acres	281	
			% of Total Area	4.6	
INDUSTRY					
Commercial Manufacturing		CM, P	Commercial Manufacturing Total Acres	48	TOTAL INDUSTRY
			% of Total Area	0.8	Total Acres
Limited		M1, MR1, P	Limited Total Acres	231	% of Total Area
			% of Total Area	3.8	
Light		M2, MR2, P	Light Total Acres	327	
			% of Total Area	5.4	
Heavy		M3, P	Heavy Total Acres	38	TOTAL PUBLIC & QUASI-PUBLIC LAND & OPEN SPACE
			% of Total Area	0.6	Total Acres
OPEN SPACE ^{5.}					% of Total Area
					TOTAL ACRES

6,083

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